

IN RE: PETITIONS FOR SPECIAL HEARING & \* BEFORE THE  
ZONING VARIANCE \* ZONING COMMISSIONER  
E/S Maple Road, 537.5 ft. S of  
c/l of Marsh Road \* OF BALTIMORE COUNTY  
1033 Maple & 1034 Cedar Creek Rds \*  
15th Election District \* Case No. 93-147-SPHA  
5th Councilmanic District \*  
Richard M. Diotte  
Petitioner \*

\*\*\*\*\*  
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and a Petition for Variance for those adjoining properties known as 1033 Maple Road and 1034 Cedar Creek Road in the Cedar Beach subdivision of Baltimore County. Within the Petition for Special Hearing, approval is sought for the establishment of two residential lots to be created from 12 lots of the recorded subdivision of Cedar Beach. As to the Petition for Variance, relief is sought from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling setback from the center of Sue Lane, (a paper street) of 50.5 ft., in lieu of the required 75 ft., for lots 179-184; and to permit a dwelling setback from the center line of Cedar Creek Road of 62 ft., in lieu of the required 75 ft., for lots 255-260; and to permit a 32 ft. side yard setback, in lieu of the required 50 ft., for the proposed dwelling on lots 255-260. All of the relief is more particularly shown on Petitioner's Exhibit No. 3, the site plan to accompany the Petitions.

At the public hearing for this case, Mr. Richard M. Diotte, Petitioner-property owner, appeared, testified and was represented by John B. Gontrum, Esquire. Also appearing was William Bafitis of Bafitis and Associates,

Inc., Civil Engineers/Land Planners/Surveyors. Mr. Bafitis prepared the site plan. There were no Protestants present.

Testimony and evidence presented was that the subject property is 1.27 acres (+/-) in gross area. It is zoned R.C.5 and is presently vacant. The subject parcel is a rectangularly shaped property in the Cedar Beach subdivision of Baltimore County.

Further testimony and evidence presented was that this subdivision was established and recorded among the Land Records of Baltimore County in 1925. At that time, it was laid out in single lots which were 25 ft. in width and 150 ft. in depth. These narrow, yet deep, lots front the various public roads throughout the community. The subject Petitions relate to 12 of the lots which adjoin at their rear property lines. Six of the lots front Maple Road and are designated on the original plat as lots 179 through 184. Collectively, they are 150 ft. in width and 150 ft. in depth. The other 6 parcels involved are known as lots 255 through 260 and front Cedar Creek Road. They are immediately to the rear of the Maple Road lots and are, likewise, 150 ft. deep and 150 ft. wide, collectively. Further, those lots designated as No. 179 on Maple Road and No. 260 on Cedar Creek Road adjoin a paper street known as Sue Lane. Although laid out on the plat of the community, the road bed does not exist.

As to the Petition for Special Hearing, the property owner desires to create 2 buildable lots from the properties. One of the lots will be comprised of the 6 lots facing Maple Road and the other residential lot from the remaining 6 lots facing Cedar Creek Road. The proposed lots and dwellings are clearly shown on Petitioner's Exhibit No. 3. As to the variances, they relate to setbacks from the paper street known as Sue Lane as it per-

tains to the Maple Road property; and setbacks from Cedar Creek Road and the adjoining residential property for the Cedar Creek Road property.

As to the special hearing, it should be noted that the properties are separately taxed and that development in the proposed manner would be consistent with other development throughout this community. Specifically, most of the other homes both immediately adjacent to the proposed properties and throughout Cedar Beach are on 6 or fewer lots. There is no evidence that granting of the special hearing would be detrimental to the health, safety and general welfare of the locale, nor contrary to the spirit and intent of the B.C.Z.R. As indicated, the proposed development is entirely consistent with the subject locale and appears both proper and appropriate.

As to the variances requested, they may be granted only upon a showing by the Petitioner that practical difficulty would result if the relief requested is not granted. See Section 307 et seq. of the B.C.Z.R. and McLean v. Soley, 270 Md. 208 (1973). In this respect, the Petitioner produced testimony and evidence that the variances were necessary because of certain site constraints. Specifically, it was noted that a culvert transects the rear portion of the lots which front Cedar Creek Road. Because of this culvert, the proposed dwelling must be placed on the lot so as to necessitate the required setbacks. However, as noted above, the proposed dwelling even where proposed on the property will be consistent with the adjoining lots. Further, relief is necessary for the Maple Road property because of the existence of Sue Lane, notwithstanding the fact that the paper street does not exist.

Under the circumstances and in view of the testimony and evidence presented, it is clear that the Petitioner will suffer practical difficulty

if the variances are not granted. Clearly, special circumstances and conditions exist which are peculiar to these properties. Further, the proposed use and relief granted will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

Notwithstanding the granting of the Petition, it is to be noted that the site lies within the Chesapeake Bay Critical Area and is, therefore, subject to the recommendations from the Department of Environmental Protection and Resource Management (DEPRM). Testimony presented was that the property is served by public sewer and water and that any environmental impact of development will be minimal. Nonetheless, the granting of the relief requested will be restricted by the required compliance with DEPRM's recommendations, when submitted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of January, 1993 that, pursuant to Petition for Special Hearing, approval for the creation of two residential lots to be created from 12 lots of the recorded subdivision of Cedar Beach, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling setback from the center of Sue Lane, (paper street) of 50.5 ft., in lieu of the required 75 ft., for lots 179-184, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a dwelling setback from the center line of Cedar Creek Road of 62 ft., in lieu of the required 75 ft., for lots 255-260, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a 32 ft. side yard setback, in lieu of the required 50 ft., for the proposed dwelling on lots 255-260, all in accordance with Petitioner's Exhibit No. 3, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

January 5, 1993

(410) 887-4386

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, Maryland 21221

RE: Petitions for Special Hearing and Variance  
Richard M. Diotte, Petitioner  
Case No. 93-147-SPHA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted, with restrictions.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

encl.

cc: Mr. Richard M. Diotte



**Petition for Special Hearing**  
**93-147-SPHA**  
to the Zoning Commissioner of Baltimore County

for the property located at 1034 Cedar Creek Road & 1033 Maple Rd.  
which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B3 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve two residential lots from 12 lots of the recorded subdivision of Cedar Beach each lot fronting a different street and separately taxed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:	Legal Owner(s):	
(Type or Print Name)	Richard M. Diotte	
Signature	<i>Richard M. Diotte</i>	
Address	(Type or Print Name)	
City	State	Zipcode
8634 Sandy Plains Rd.	477-2760 (work)	
Balto., MD	21222	
City	State	Zipcode
814 Eastern Blvd.,	686-8274	
Essex, MD	21221	
City	State	Zipcode

NO REVIEW

11/2/92 WCR



**Petition for Variance**  
**93-147-SPHA**  
to the Zoning Commissioner of Baltimore County

for the property located at 1034 Cedar Creek Road & 1033 Maple Rd.  
which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B3 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve two residential lots from 12 lots of the recorded subdivision of Cedar Beach each lot fronting a different street and separately taxed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

\*In lieu of the required 50' setback for dwelling on lots 255-260.

Contract Purchaser/Lessee:	Legal Owner(s):	
(Type or Print Name)	Richard M. Diotte	
Signature	<i>Richard M. Diotte</i>	
Address	(Type or Print Name)	
City	State	Zipcode
8634 Sandy Plains Rd.	477-2760 (work)	
Balto., MD	21222	
City	State	Zipcode
814 Eastern Blvd.,	686-8274	
Essex, MD	21221	
City	State	Zipcode

NO REVIEW

11/2/92 WCR



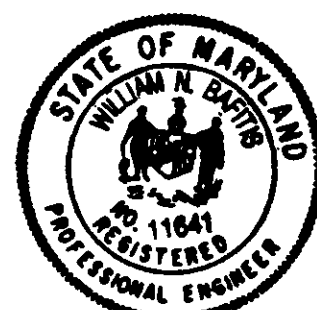
93-147-SPHA

## ZONING DESCRIPTION

Beginning at a point on the east side of Maple Road which is 40 feet wide at the distance of 537.5 feet south of the centerline of the nearest improved intersecting street, Marsh Road, which is 25 feet wide. Thence the following courses and distances:

S.82°58'E. 300 feet. S.07°02'W. 150 feet. N.82°58'W. 300 feet and N.07°02'E. 150 feet to the place of beginning as recorded in deed Liber 6009, Folio 589.

Being lot numbers 179-184 and 255-260 in the subdivision of Cedar Beach as recorded in Baltimore County Plat Book #07, Folio #186, containing 1.03 Acres. Also known as 1034 Cedar Creek Road and 1033 Maple Road located in the 15th Election District.



MD Reg. No. 11641

William N. Baffie, P.E.

Civil Engineers / Land Planners / Surveyors — 1249 Englebert Road / Baltimore, Maryland 21221 / 301-391-2336

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 11/24/92  
Posted for: Special Hearing / Variance  
Petitioner: Richard M. Diotte  
Location of property: 1033 Maple Rd (R/S), 5265 S. Mount Rd  
Location of Sign: Being used as a property of the  
Remarks:  
Posted by: [Signature] Date of return: 11/25/92  
Number of Signs: 2

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/12, 1992  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/12, 1992.

THE JEFFERSONIAN,

S. Zebe [Signature]  
Publisher

\$65.65

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R 001-6150  
Number:  
Date:  
Please Make Checks Payable To: Baltimore County  
Cashier Validation

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R 001-6150  
Number:  
Date: 93-147  
Please Make Checks Payable To: Baltimore County  
Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 11/24/92

Richard M. Diotte  
8634 Sandy Plains Road  
Baltimore, Maryland 21222

RE:  
CASE NUMBER: 93-147-SPHA (Item 155)  
E/S Maple Road, 537.5' S of c/l Marsh Road  
1033 Maple Road and 1034 Cedar Creek Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Richard M. Diotte  
HEARING: TUESDAY, DECEMBER 8, 1992 at 2:00 p.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$65.65 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE CHECK SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via registered mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]  
ARNOLD JARLOW  
DIRECTOR

cc: John B. Gontrum, Esq.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

NOV. 04 1992

(410) 887-3353

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-147-SPHA (Item 155)  
E/S Maple Road, 537.5' S of c/l Marsh Road  
1033 Maple Road and 1034 Cedar Creek Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Richard M. Diotte  
HEARING: TUESDAY, DECEMBER 8, 1992 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve two residential lots from 12 lots of the recorded subdivision of Cedar Beach, each lot fronting a different street and separately taxed. Variance to permit a dwelling setback from center of the lot, a paper street, in line of required 75 feet for lots 179-184; and to permit a dwelling setback from the centerline of Cedar Creek Road of 62 feet in line of the required 75 feet for lots 255-260; and to permit a 32 foot side yard setback of a dwelling in line of the required 50 foot setback for dwelling on lots 255-260.

[Signature]  
Lawrence E. Schuler  
Zoning Commissioner of  
Baltimore County

cc: Richard M. Diotte  
John B. Gontrum, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

November 30, 1992

(410) 887-3353

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Baltimore, MD 21221

RE: Case No. 93-147-SPHA, Item No. 155  
Petitioner: Richard M. Diotte  
Petition for Variance and Special Hearing

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
2nd day of November 1992.

[Signature]  
ARNOLD JARLOW  
DIRECTOR

Received By:  
[Signature]  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Richard M. Diotte  
Petitioner's Attorney: John B. Gontrum

THE ABOVE PETITION, BEARING CASE NO. 93-147-SPHA, Item 155, was received and accepted for filing this 2nd day of November 1992. The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Rec'd 11/1/92



Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 4155 (WCR)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David N. Ramsey 11/5/92  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: November 18, 1992

FROM: Ervin Mc Daniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
(November 9, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Richard M. Diotte, Item No. 155

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: Ervin McDaniel

EMCD/PM:rdn

155.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 13, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 9, 1992

ITEM NUMBER: 155

Road closing hearing for Sue Lane must be initiated by the developer.

Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 18, 1992

John B. Gontrum, Esquire  
814 Eastern Avenue  
Essex, MD 21221

RE: Preliminary Petition Review (Item #155)  
Case #93-147-SPHA  
Legal Owner: Richard M. Diotte  
1034 Cedar Creek Road & 1033 Maple Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Be advised that Section 304.1 (BCZR) - "Use of Undersized Single-Family Lots" requires that the owner of the (undersized) lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations, per subsection (c). By combining the twelve lots into one lot, the petitioner could meet the area requirements of the R.C.-5 zone.
2. The petitions should specifically request approval for the residential development of R.C.-5 lots with deficient gross areas.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Joseph C. Morsey



P.S. John - The ABOVE COMMENTS ARE ADVISORY, NOT MANDATORY.

12-8-92 93-147-SPHA 1-16/92 9453-92  
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: December 14, 1992

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #155  
Diotte Property

The subject zoning item was reviewed by staff of the Environmental Impact Review Division for compliance with Chesapeake Bay Critical Area regulations. As part of the review a site visit was made to verify site conditions shown on the plan. In the course of the site investigation it was discovered that non-tidal wetlands are much more extensive than shown on the zoning petition site plan and that application of the Chesapeake Bay Critical Area regulations may preclude development of the site as proposed.

Additionally, an outstanding Chesapeake Bay Critical Area violation exists for clearing of vegetation in Developed Woodland and grading in non-tidal wetlands. It is therefore requested that the Zoning Commissioner withhold his decision on this zoning item until the above issues have been resolved.

The applicant is strongly encouraged to set up a meeting with Ms. Patricia Farr, Program Supervisor, Environmental Impact Review Division, to discuss the above mentioned issues and to develop a revised plan.

This property may not be developed until public sewer is available.

LP:SA:ju  
c: Mr. John Gontrum  
DIOTTE/MQBCBA

RECEIVED  
DEC 16 1992

ZONING OFFICE

I called Pat Farr & advised that this comment was rec'd by ZC's office on 11/5/92. I advised her in order which requires compliance in DEPRM #88

Rec'd 12/21/92

93-147-SPHA 12-1-92  
Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21204-5500  
NOVEMBER 18, 1992  
(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RICHARD M. DIOTTE

Location: #1033 MAPLE ROAD AND #1034 CEDAR CREEK ROAD

Item No.: 155 (WCR) Zoning Agenda: NOVEMBER 9, 1992

Gentlemen:

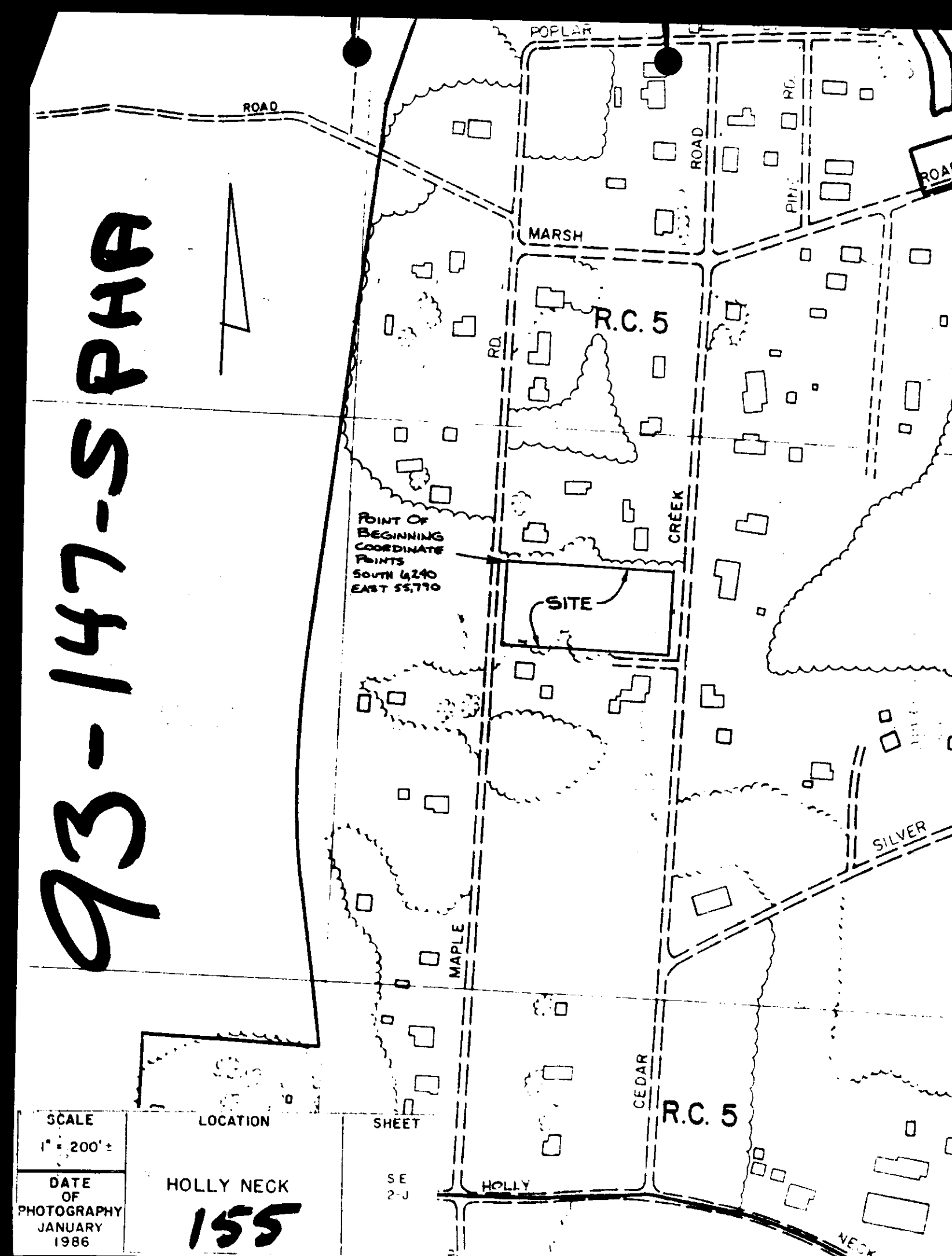
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: John C. Morsey  
Planning Group  
Special Inspection Division

JP/REK

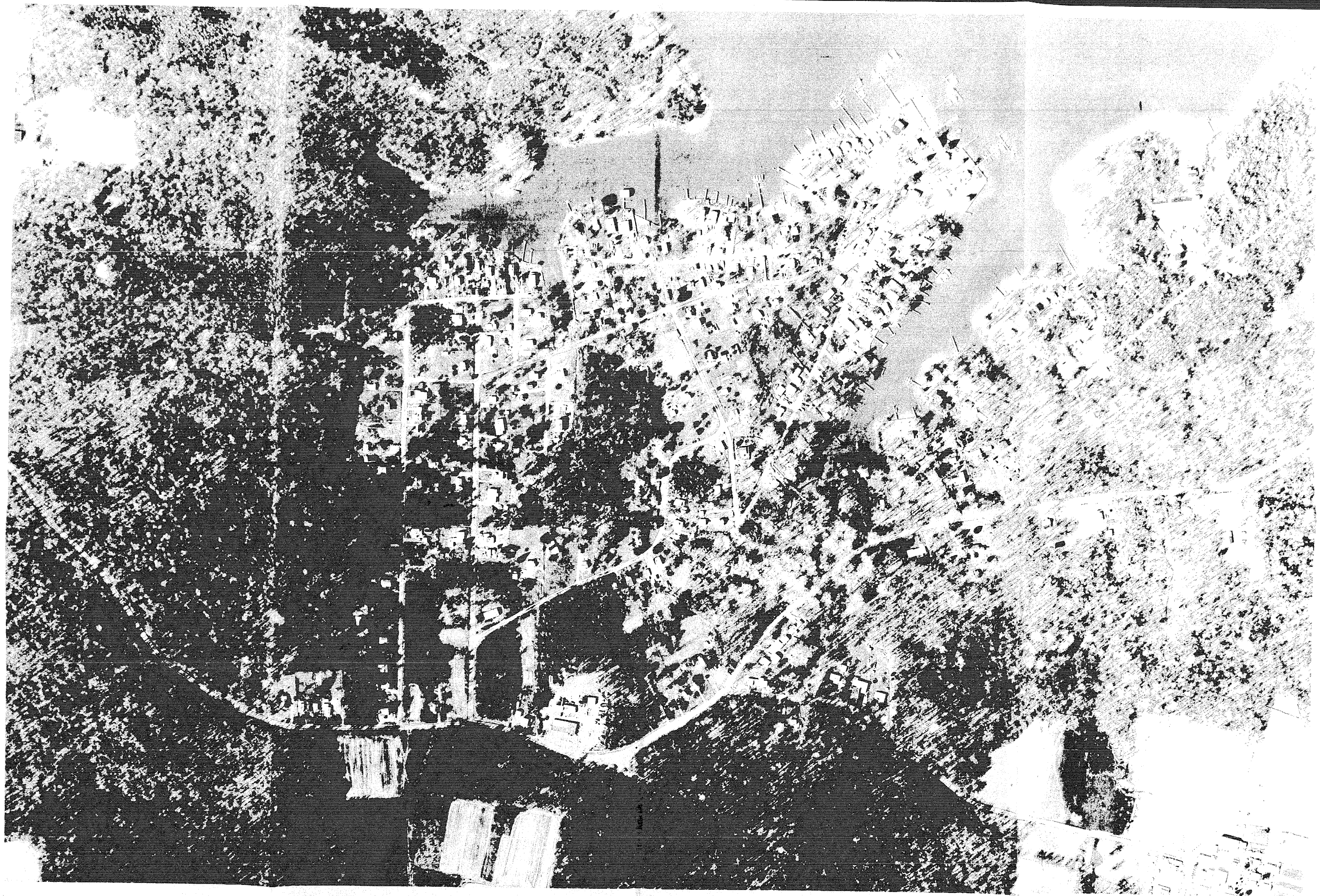
Rec'd 12/7/92











BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PETITIONER'S  
EXHIBIT *162*

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HOLLY NECK	S.E. 2-J
DATE OF PHOTOGRAPHY JANUARY 1986		



